Redevelopment Opportunity near Airport and PSC



2250 La Vista Ave, Pensacola, FL 32504

30854481 Listing ID: Status: Active

Vacant Land For Sale Property Type: Hospitality, Multi-Family Possible Uses:

Gross Land Area: 1.86 Acres Sale Price: \$1,095,000 Unit Price: \$588,709 Per Acre Sale Terms: Cash to Seller

Overview/Comments

Great opportunity for redevelopment in the heart of the Pensacola business and retail district!

This 1.86 acre parcel sits on La Vista Avenue between 9th Avenue and Tippin Ave. Major businesses within one mile include Pensacola International Airport, ST Engineering, Pensacola State College, and Ascension Sacred Heart Hospital. Retailers within one mile include Cordova Mall, Walmart, and so many more. Restaurants in walking distance include fast food, local specialty restaurants and upscale dining.

There is a 6,200 sf building on the property with 11 small business suites that has been given no value. All tenants will be on month-to-month leases beginning 01/01/2024. Please do not disturb the tenants.

Property is located in Escambia County with Commercial Zoning (COM). Permitted uses include medical/hospital/veterinary clinics, hotels, self storage, retail, and personal and professional services, along with many others.

Copy and paste this link into your browser for the full zoning description:

https://library.municode.com/fl/escambia county/codes/ code_of_ordinances?nodeId=PTIIILADECO_CH3ZORE_ART2MADI_S3-2.10C0DICOR Code

Please contact one of the listing agents before walking the property.



More Information Online

https://www.gulfcoastcmls.com/listing/ 30854481

Scan this image with your mobile device:



General Information

Taxing Authority: Escambia County COM Zoning: Tax ID/APN: 321S301800000001 Sale Terms: Cash to Seller

Possible Uses: Hospitality, Multi-Family, Office, Retail, Self Storage

Area & Location

Property Located Between: 9th Avenue and Tippin Avenue Feet of Frontage: Property Visibility: Site Description: Level, mostly cleared

Business and Retail District Legal Description: Lengthy - request from listing agent Area Description: Largest Nearby Street: 9th Avenue

Land Related

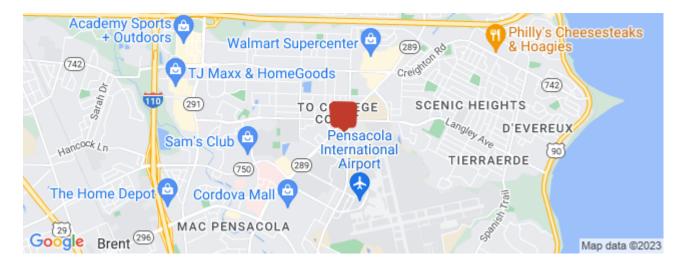
257 Lot Frontage: Zoning Description: Commercial (COM). See link to zoning in the Lot Depth: 398 **Overview** Topography: Level

Location

Address: 2250 La Vista Ave, Pensacola, FL 32504

County: Escambia

MSA: Pensacola-Ferry Pass-Brent



Property Images



Business map



Retailer map

Property Contacts



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